

Table 50

**GOVERNMENTAL AND INSTITUTIONAL LAND USES  
IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990**

Year	Acres	Change from Preceding Year	
		Acres	Percent
1963	2,559	--	--
1970	3,609	1,050	41.0
1980	4,038	429	11.9
1990	4,215	177	4.4

NOTE: Includes related off-street parking areas of more than 10 spaces.

Source: SEWRPC.

the total prime farmland acreage taken out of production, 9,200 acres, or 33 percent, were located within planned urban service areas. The remainder, 18,700 acres, or 67 percent, was located outside planned urban service areas. Of that amount, 16,345 acres, or 87 percent of the lost prime agricultural land, was located in the unincorporated areas of the County and their loss may generally be attributed to urban sprawl (see Table 54).

The agricultural land base of the County, including, in particular, the County's prime agricultural lands, has been significantly depleted over the past three decades. The County development planning program provided an opportunity to carefully reexamine problems and issues attendant to the maintenance of the County's agricultural base. Importantly, the planning program provided an opportunity to reassess farmland objectives and standards. The results of that reassessment are described in Chapter IX of this report.

#### EXTRACTIVE LAND USE

As indicated in Table 55, in 1990 extractive land use in the County totaled about 3,400 acres, or about 1 percent of the total area of the County. This area consists primarily of lands devoted to the extraction of sand, gravel, and stone but also includes lands formerly used for such purposes and which lay idle in 1990. Areas devoted to extractive uses are scattered throughout the County, but the largest concentration is in and around the Villages of Lannon and Sussex.

Over the past approximately three decades, the area of the County devoted to extractive use increased by about 42 percent, from about 2,400 acres in 1963 to the 1990 level of 3,400 acres. Much of the additional extractive use during this time occurred in the form of the expansion of sites already used for extractive purposes in 1963 (see Map 49).

In addition to the Waukesha County extractive land use data collated from the Commission's 1990 land use inventory, information concerning existing ownership of lands utilized for mining or extractive operations, as well as adjacent lands with the potential for future commercially viable mining operations in the County, was provided to the Commission by the Aggregate Producers of Waukesha County. It should be noted that the information provided by the Aggregate Producers does not constitute a complete inventory of mineral resources in Waukesha County. An inventory of this type would involve the conduct of detailed studies concerning the economic viability of the potential extraction of nonmetallic mineral deposits in all areas of the County, given forecasts of the need or market demand for resource products of potential mining operations.

As shown on Map 50, about 7,220 acres of land, or about 11.3 square miles, comprising about 1.9 percent of the total area of Waukesha County, are currently owned or leased by aggregate producers for mining activities. In addition, about 1,820 acres, or about 2.8 square miles, of land adjacent to such existing operations, comprising about 0.5 percent of the total area of the County, were identified by the aggregate producers as having potential for future mining activity.

#### SUMMARY







This chapter has presented the results of an inventory and analysis of existing and historic land use in Waukesha County in support of the preparation of a development plan for Waukesha County. The most important findings of this inventory and analysis are summarized below:

1. The urban area of Waukesha County, as measured by the Regional Planning Commission urban growth analysis, increased very gradually, from about two square miles in 1900 to about 18 square miles in 1950.<sup>6</sup> The pace of

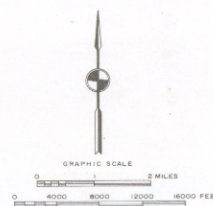
<sup>6</sup>See Footnote 1.





-  MUNICIPAL HALL
-  COUNTY OFFICE COMPLEX
-  STATE OFFICE BUILDING
-  CITY
-  VILLAGE
-  TOWN

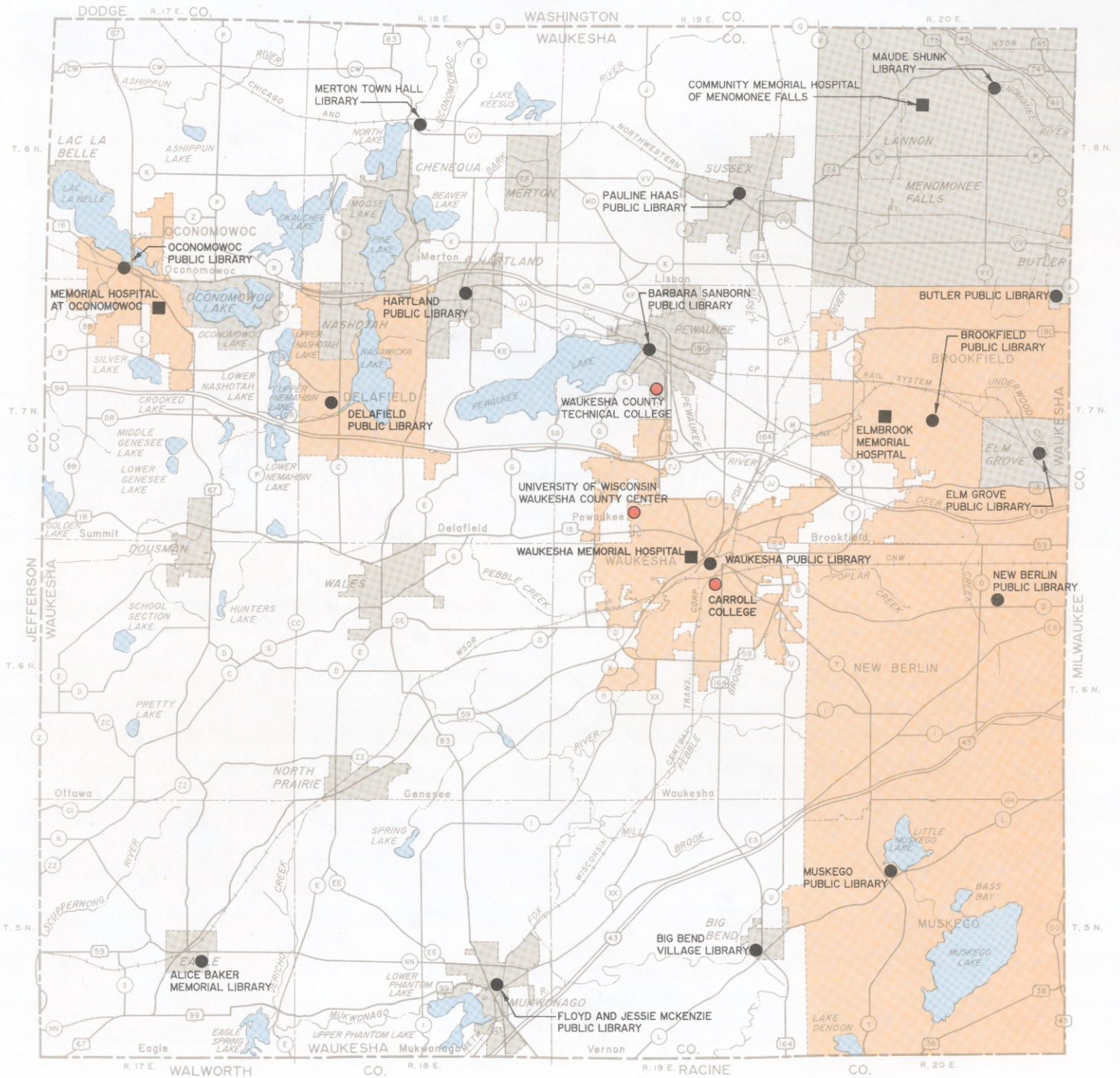
NOTE: THE TOWN OF EAGLE AND THE VILLAGE OF EAGLE SHARE THE SAME MUNICIPAL BUILDING.



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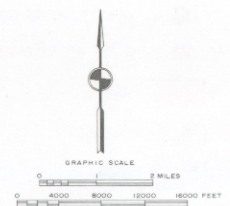
COLLEGES, LIBRARIES, AND HOSPITALS IN WAUKESHA COUNTY: 1993



LEGEND

- LIBRARY
- HOSPITAL
- COLLEGE
- CITY
- VILLAGE
- TOWN

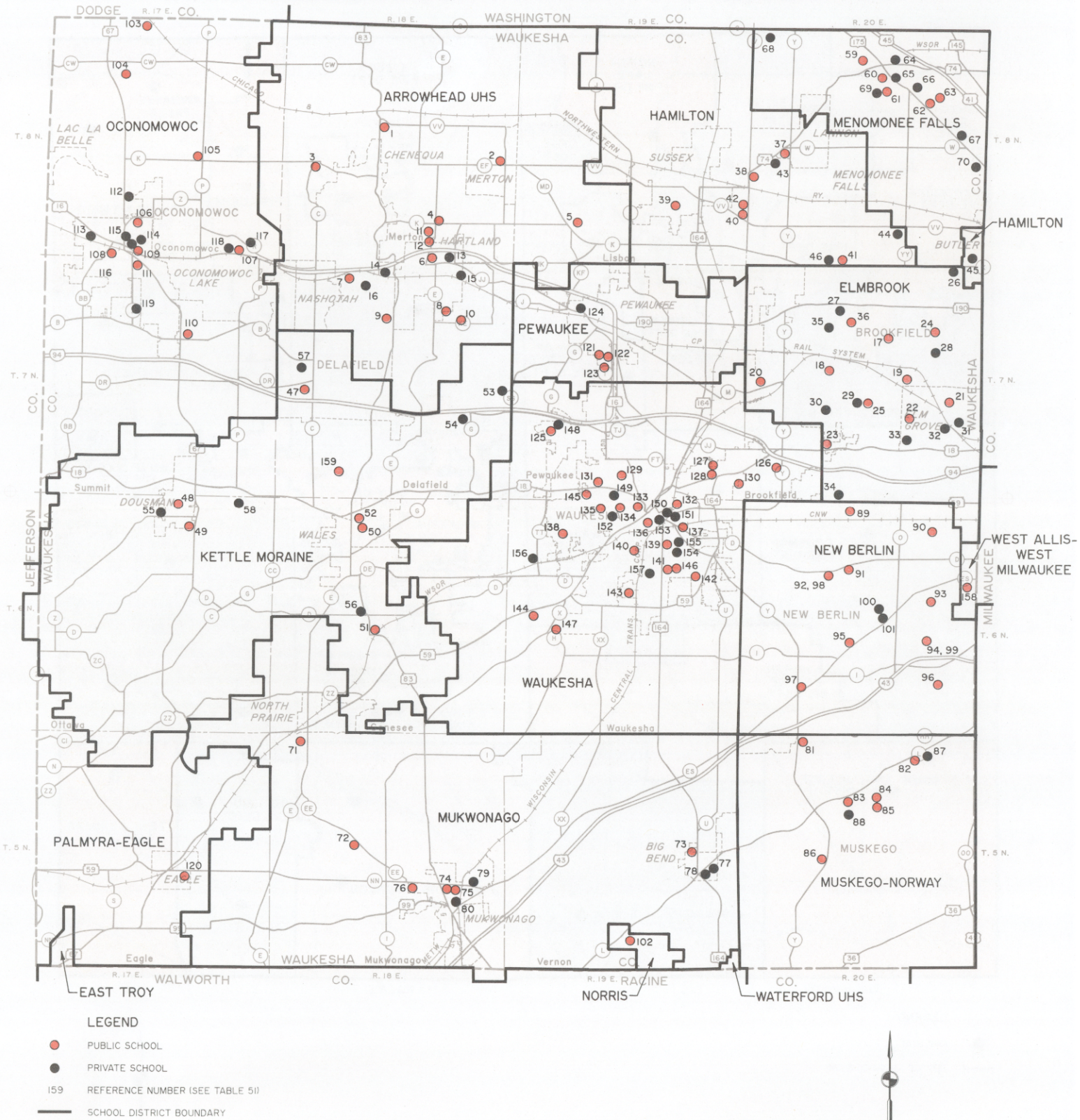
Source: SEWRPC.





Map 42

PUBLIC AND PRIVATE SCHOOLS IN WAUKESHA COUNTY: 1993

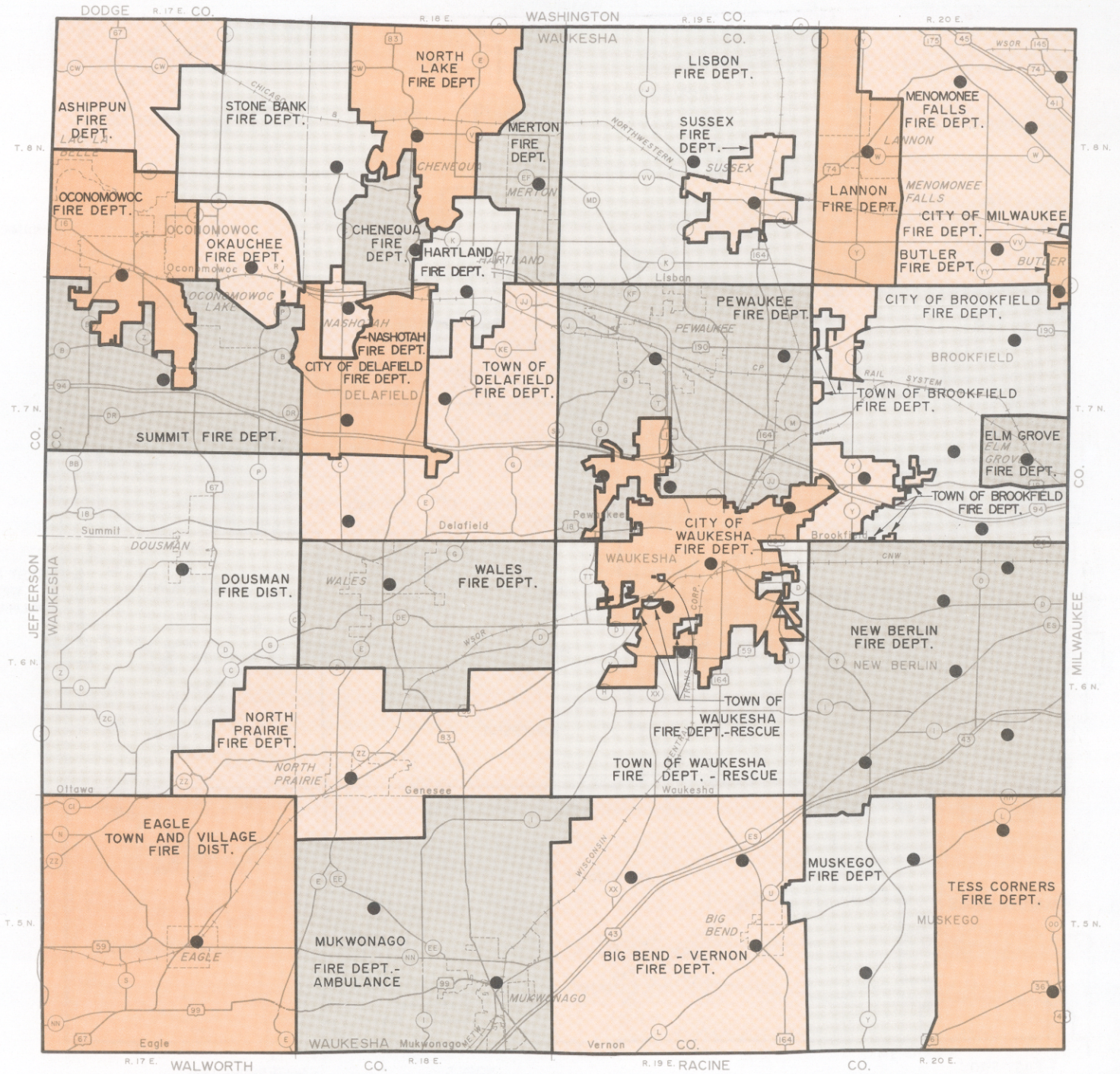


Source: SEWRPC.



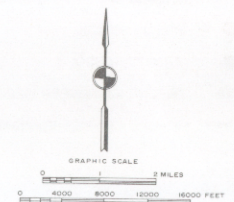
Map 43

FIRE STATIONS AND FIRE DEPARTMENT SERVICE AREAS IN WAUKESHA COUNTY: 1993



LEGEND

- FIRE STATION
- SERVICE AREA BOUNDARY



Source: SEWRPC.



### POLICE STATIONS IN WAUKESHA COUNTY: 1993









-  POLICE STATION  
 COUNTY SHERIFF'S OFFICE OR SUBSTATION  
 STATE HIGHWAY PATROL DISTRICT 2 OFFICE  
 CITY  
 VILLAGE  
 TOWN



Table 51

## PUBLIC AND PRIVATE SCHOOLS BY HIGH SCHOOL DISTRICT IN WAUKESHA COUNTY: 1993

Number on Map 42	Name of District, School	Type of School
1	Arrowhead	
2	North Lake	Public elementary
3	Merton	Public elementary
4	Stone Bank	Public elementary
5	Swallow	Public elementary
6	Richmond	Public elementary
7	Hartland North	Public elementary
8	Lake Country	Public elementary
9	Hartland South	Public elementary
10	Bark River	Public elementary
11	Lakeside	Public elementary
12	Arrowhead North	Public high
13	Arrowhead South	Public high
14	St. Charles	Private elementary
15	Divine Redeemer Lutheran	Private elementary
16	Zion Lutheran	Private elementary
	University Lake	Private elementary and high
17	Elmbrook	
18	Burleigh	Public elementary
19	Brookfield	Public elementary
20	Dixon	Public elementary
21	Hillside	Public elementary
22	Tonawanda	Public elementary
23	Elmbrook	Public elementary
24	Wisconsin Hills	Public middle
25	Brookfield East	Public high
26	Brookfield Central	Public high
27	Immanuel Lutheran	Private elementary
28	St. Dominic Catholic	Private elementary
29	Milwaukee Christian	Private elementary
30	St. John Vianney	Private elementary
31	Christ the Lord Evangelical Lutheran Church	Private elementary
32	St. Mary	Private elementary
33	Heritage Christian	Private elementary
34	Elm Grove Lutheran	Private elementary
35	St. Luke	Private elementary
36	Brookfield Academy	Private elementary and high
	Fairview South	Special education
37	Hamilton	
38	Lannon	Public elementary
39	Willow Springs	Public elementary
40	Maple Avenue	Public elementary
41	Templeton	Public middle
42	Marcy	Public elementary
43	Hamilton	Public high
44	St. John's Lutheran	Private elementary
45	Pilgrim Evangelical Lutheran	Private elementary
46	St. Agnes Catholic	Private elementary
	Zion Lutheran	Private elementary
47	Kettle Moraine	
48	Cushing	Public elementary
49	Dousman	Public elementary
50	Kettle Moraine	Public middle
51	Wales	Public elementary
52	Magee	Public elementary
53	Kettle Moraine	Public high
54	St. Anthony	Private elementary
55	Zion Evangelical Lutheran	Private elementary
56	St. Bruno	Private elementary
57	St. Paul	Private elementary
58	St. John's Military Academy	Private high
	Lakewood (Lad Lake Treatment Center)	Private high

Number on Map 42	Name of District, School	Type of School
59	Menomonee Falls	
60	Shady Lane	Public elementary
61	North	Public middle
62	Thomas Jefferson	Public elementary
63	Ben Franklin	Public elementary
64	Menomonee Falls	Public high
65	St. Mary	Private elementary
66	Grace Evangelical Lutheran	Private elementary
67	Bethlehem Evangelical Lutheran	Private elementary
68	St. Anthony	Private elementary
69	ISA Inc./Hillcrest Academy	Private high
	Calvary Baptist	Private elementary and high
70	Falls Baptist Academy	Private elementary and high
71	Mukwonago	
72	Prairie View	Public elementary
73	Section	Public elementary
74	Big Bend	Public elementary
75	Parkview	Public middle
76	Clarendon Avenue	Public elementary
77	Mukwonago	Public high
78	St. Joseph	Private elementary
79	Christ Lutheran	Private elementary
80	St. James	Private elementary
	St. John's Lutheran	Private elementary
81	Muskego-Norway	
82	Mill Valley	Public elementary
83	Tess Corners	Public elementary
84	Muskego	Public elementary
85	Country Meadows	Public elementary
86	Bay Lane	Public elementary
87	Muskego-Norway	Public high
88	St. Paul's Lutheran	Private elementary
	St. Leonard	Private elementary
89	New Berlin	
90	Calhoun	Public elementary
91	Orchard Lane	Public elementary
92	Cleveland Heights	Public elementary
93	New Berlin	Public middle
94	Glen Park	Public elementary
95	New Berlin Eisenhower	Public middle
96	New Berlin Center	Public elementary
97	Elmwood	Public elementary
98	Prospect Hill	Public elementary
99	New Berlin	Public high
100	New Berlin Eisenhower	Public high
101	Star of Bethlehem	Private elementary
	Holy Apostle	Private elementary
102	Norris	
	Norris	Public high
103	Oconomowoc	
104	Ashippun	Public elementary
105	Ixonia	Public elementary
106	Meadow View	Public elementary
107	Greenland	Public elementary
108	Okauchee	Public elementary
109	Park Lawn	Public elementary
110	Oconomowoc	Public middle
111	Summit	Public elementary
112	Oconomowoc	Public high
113	Country Christian	Private elementary
114	St. Matthew Lutheran	Private elementary
115	Abundant Life Christian Academy	Private elementary
	St. Jerome	Private elementary



Table 51 (continued)

Number on Map 42	Name of District, School	Type of School
116	Oconomowoc (continued)	Private elementary
117	St. Paul's Evangelical Lutheran	Private elementary
118	St. Joan of Arc	Private elementary
119	Holy Trinity Evangelical Lutheran	Private elementary
119	Victory Christian	Private high
120	Palmyra-Eagle Eagle	Public elementary
121	Pewaukee	Public elementary
122	Asa Clark	Public middle
123	Pewaukee	Public high
124	St. Mary	Private elementary
125	Waukesha	Public elementary
126	Meadowbrook	Public elementary
127	Pleasant Hill	Public elementary
128	Banting	Public elementary
129	Horning	Public middle
130	Hawthorne	Public elementary
131	Hillcrest	Public elementary
132	Summit View	Public elementary
133	White Rock	Public elementary
134	Blair	Public elementary
135	Butler	Public middle
136	Lowell	Public elementary
137	Central	Public middle
138	Hadfield	Public elementary
139	Bethesda	Public elementary
139	Randall	Public elementary

urban development within the County accelerated after 1950 and has remained rapid since. By 1990, the developed urban area encompassed about 144 square miles, or about 25 percent of the total County area. Over the past four decades, relative growth in the urban land area of the County, 685 percent, was substantially greater than the relative growth in the urban population, 320 percent. As a result, the urban population density of the County has decreased, from about 3,900 persons per square mile in 1950 to about 2,100 persons per square mile in 1990.

2. There has been a marked increase in urban sprawl within the County since 1963. Urban sprawl development is typified by low-density residential development, reliant upon onsite sewage disposal systems and private wells, located in scattered fashion in otherwise rural areas. Of the 90-square mile increase in urban land in the County since 1963, about 43 square miles, or 48 percent, were developed outside planned urban service areas and

Number on Map 42	Name of District, School	Type of School
140	Waukesha (continued)	Public elementary
141	Saratoga	Public elementary
142	Whittier	Public elementary
143	Heyer	Public elementary
144	Prairie	Public elementary
145	Rose Glen	Public elementary
146	Waukesha North	Public high
147	Waukesha South	Public high
148	Waukesha West	Public high
149	Prairie Hill Waldorf	Private elementary
150	St. William	Private elementary
151	Trinity Lutheran	Private elementary
152	Hilltop Christian Academy	Private elementary
153	Mt. Calvary Lutheran	Private elementary
154	St. Joseph	Private middle
155	St. Mary	Private elementary
156	Catholic Memorial	Private high
157	Waukesha Christian Academy	Private elementary and high
157	Christian Life Center	Private elementary and high
158	West Allis-West Milwaukee Herbert Hoover	Public elementary
159	Other Ethan Allen (juvenile detention and treatment facility)	Public other (ages 12 to 18)

Source: Wisconsin Department of Public Instruction and SEWRPC.

Table 52

#### AGRICULTURAL LAND USE IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990

Year	Acres	Change from Preceding Year	
		Acres	Percent
1963	200,242	--	--
1970	184,389	-15,853	-7.9
1980	161,558	-22,831	-12.4
1990	142,429	-19,129	-11.8

Source: SEWRPC.

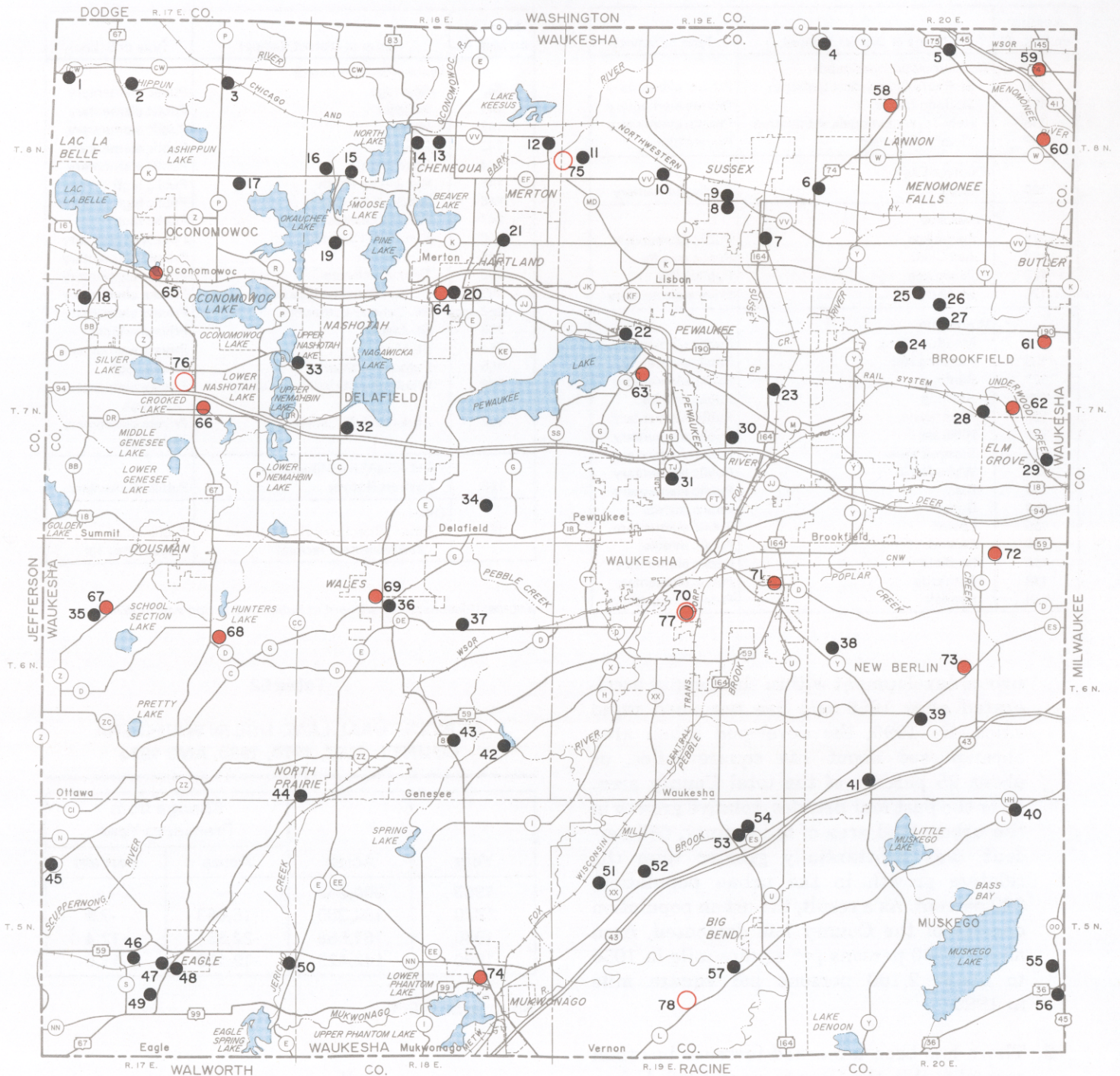
may generally be characterized as urban sprawl. Urban sprawl is inconsistent in many respects with the judicious use of the limited fiscal and physical resource base of the County.

3. The most recent land use inventory conducted by the Regional Planning Commission indicated that, in 1990, urban land uses,



Map 45

CEMETERIES IN WAUKESHA COUNTY: 1990



LEGEND

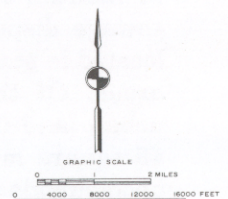
CEMETERIES IDENTIFIED UNDER SEWRPC 1990 LAND USE INVENTORY

- SMALLER THAN 5 ACRES
- 5 ACRES OR LARGER

BURIAL SITES CATALOGED BY THE STATE HISTORICAL SOCIETY OF WISCONSIN

- CATALOGED BURIAL SITE

34 REFERENCE NUMBER  
(SEE APPENDIX B)

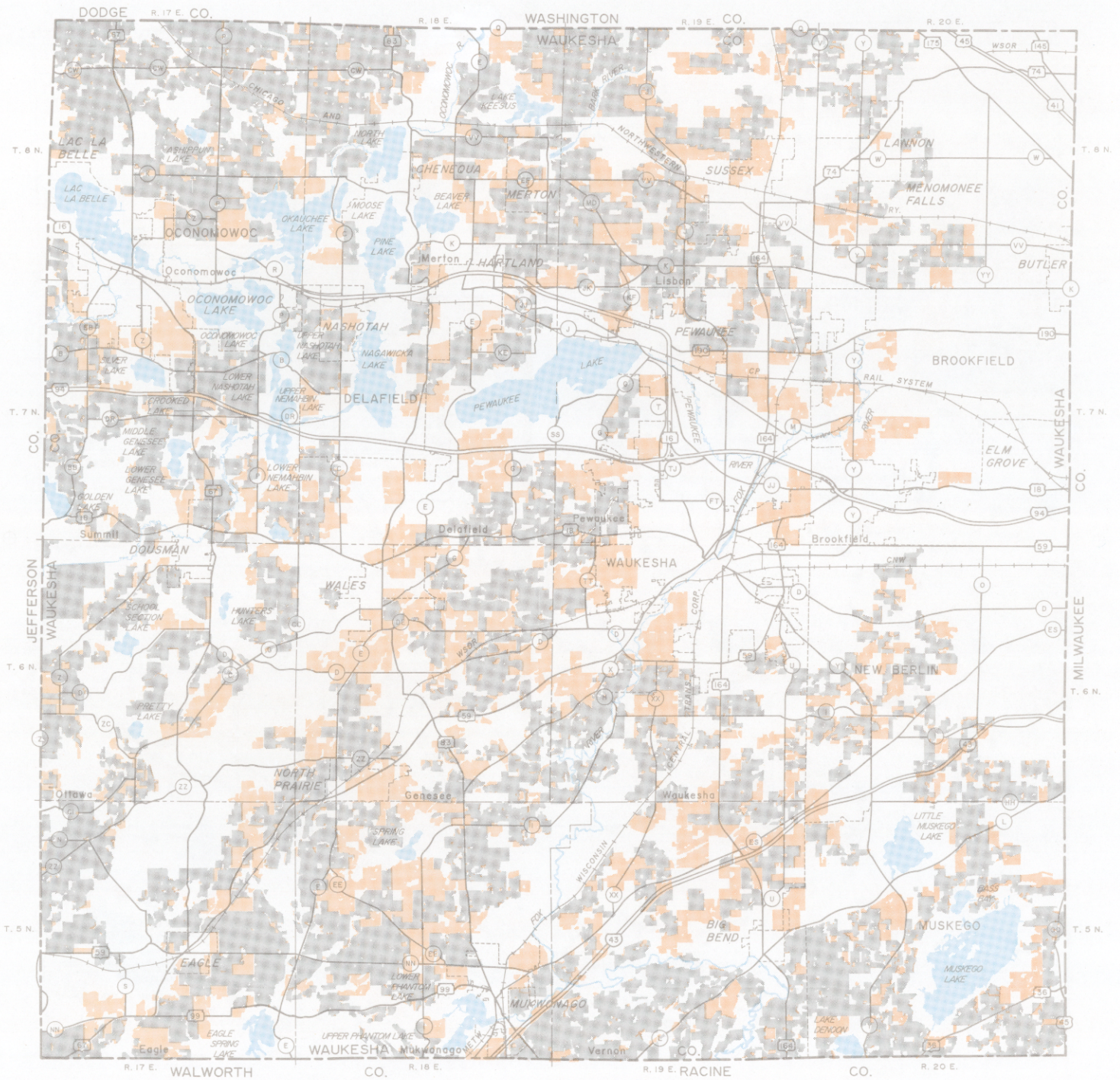


Source: SEWRPC.



# Map 46

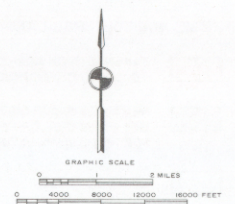
## PRIME AGRICULTURAL LANDS IN WAUKESHA COUNTY: 1963 TO 1990



### LEGEND

- PRIME AGRICULTURAL LAND: 1990
- PRIME AGRICULTURAL LAND LOST: 1963-1990
- SURFACE WATER

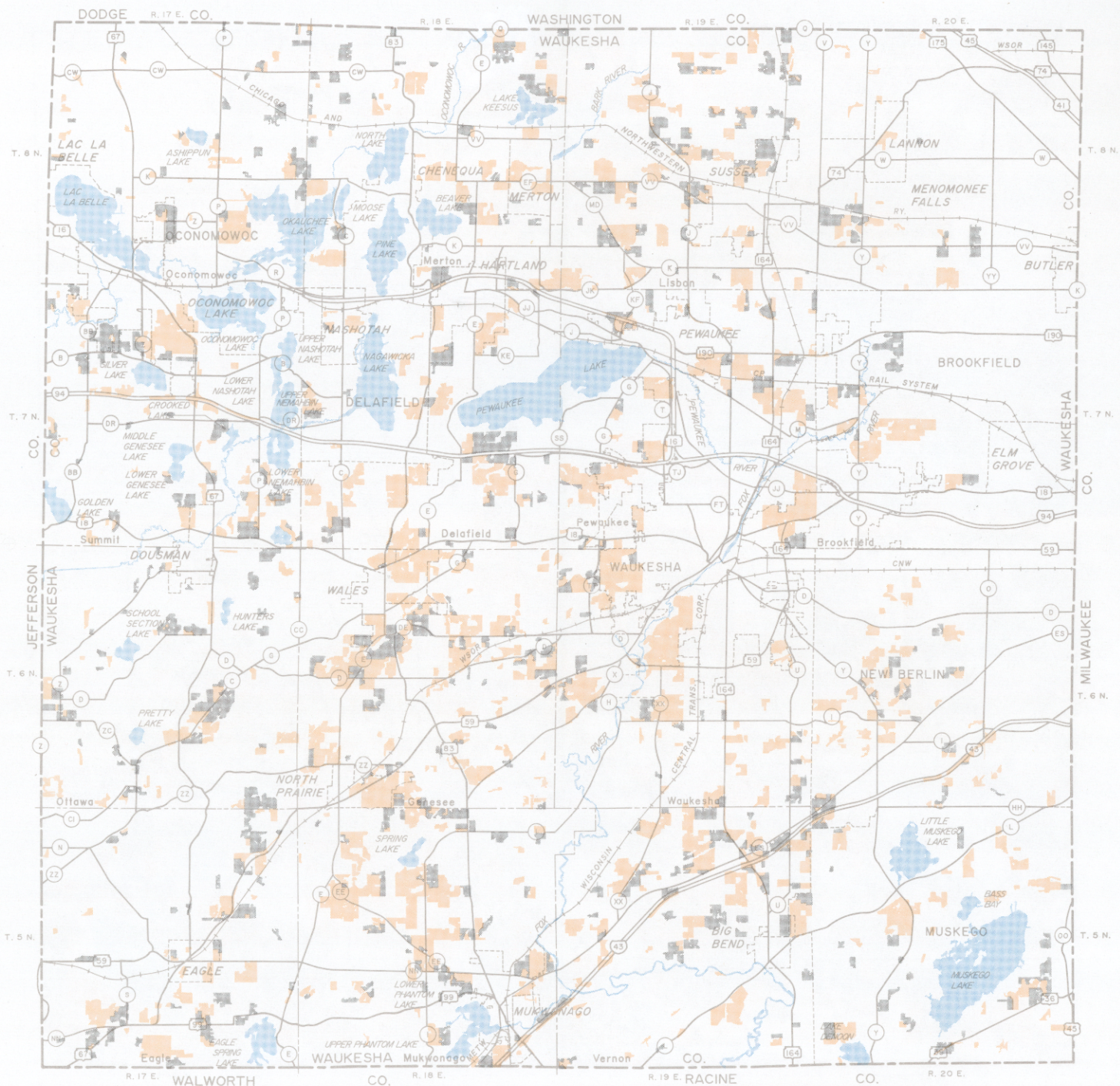
Source: SEWRPC.





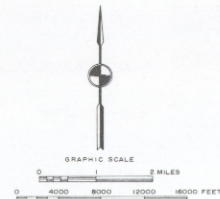
Map 47

LOSS OF PRIME AGRICULTURAL LAND IN WAUKESHA COUNTY: 1963 TO 1990



LEGEND

- PRIME AGRICULTURAL LAND LOST BETWEEN 1963 AND 1990:
- TAKEN OUT OF AGRICULTURAL USE HAVING BEEN CONVERTED TO URBAN DEVELOPMENT OR OTHER USE
  - REMAINED IN AGRICULTURAL USE IN 1990 BUT NO LONGER MET FARM UNIT OR FARM BLOCK SIZE CRITERIA ESTABLISHED FOR PRIME AGRICULTURAL LAND
  - SURFACE WATER

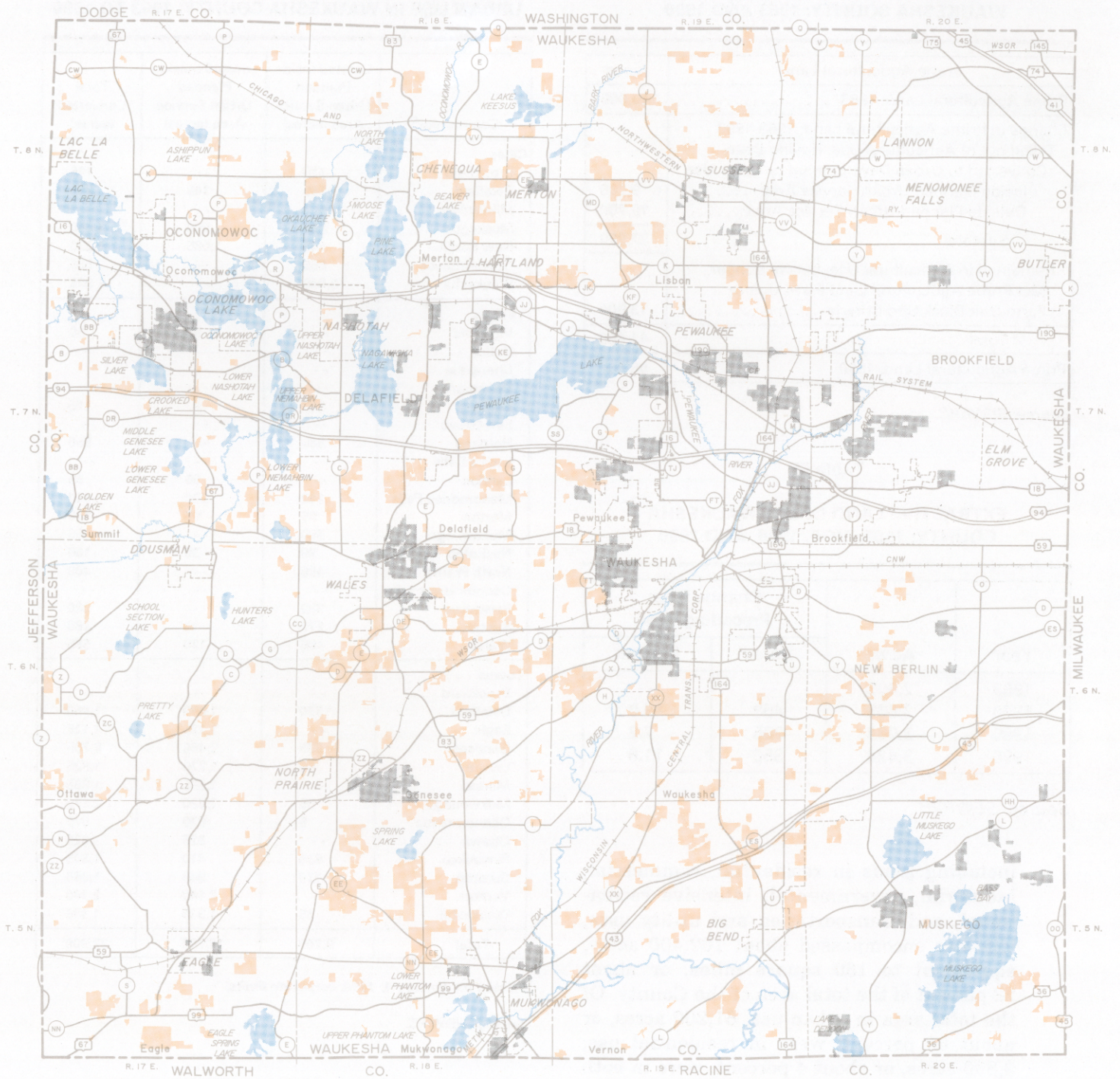


Source: SEWRPC.



Map 48

PRIME AGRICULTURAL LAND CONVERTED TO URBAN USE IN WAUKESHA COUNTY: 1963-1990



LEGEND

PRIME AGRICULTURAL LAND CONVERTED TO URBAN USE AND OTHER USE BETWEEN 1963 AND 1990:

- LOCATED WITHIN PLANNED URBAN SERVICE AREA
- LOCATED OUTSIDE PLANNED URBAN SERVICE AREA
- SURFACE WATER

Source: SEWRPC.

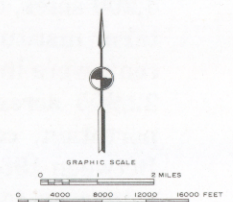




Table 53

**PRIME AGRICULTURAL LAND IN  
WAUKESHA COUNTY: 1963 AND 1990**

Prime Agricultural Land	Acres
Prime Agricultural Land: 1963 .....	140,000
Change in Prime Agricultural Land: 1963-1990	
Taken out of Agricultural Use, Having Been	
Converted to Urban Development or Other Use	
Inside Planned Urban Service Area .....	9,200
Outside Planned Urban Service Area .....	18,700
Subtotal	27,900
Remained in Agricultural Use, but No Longer	
Met Prime Agricultural Land Farm Unit or	
Farm Unit Block Size Criteria .....	13,900
<b>Total</b>	<b>41,800</b>
Prime Agricultural Land: 1990	98,200

Source: SEWRPC.

Table 55

**EXTRACTIVE LAND USE IN WAUKESHA  
COUNTY: 1963, 1970, 1980, AND 1990**

Year	Acres	Change from Preceding Year	
		Acres	Percent
1963	2,405	--	--
1970	2,863	458	19.0
1980	3,068	205	7.2
1990	3,424	356	11.6

Source: SEWRPC.

including lands in residential, commercial, industrial, governmental, intensive recreational, and transportation and utility uses, together encompassed about 102,400 acres, equivalent to 160 square miles, or about 28 percent of the total area of the County. Of the total area in urban use, 61,200 acres, or about 60 percent, were in residential use; 3,800 acres, or about 4 percent, were in both the commercial and industrial use categories; 4,200 acres, or 4 percent were in governmental or institutional use; 6,500 acres, or 6 percent, were in intensive recreational uses; and 22,900 acres, or 22 percent were in transportation, communication, and utility use. Between 1963 and 1990, lands in these urban categories together increased by about 47,700

Table 54

**PRIME AGRICULTURAL LAND CONVERTED TO  
URBAN USE IN WAUKESHA COUNTY: 1963 TO 1990**

Community <sup>a</sup>	Located inside Planned Urban Service Area (acres)	Located outside Planned Urban Service Area (acres)	Total Converted (acres)
<b>Cities</b>			
Brookfield	715	--	715
Delafield	145	140	285
Milwaukee	--	--	--
Muskego	850	500	1,350
New Berlin	145	1,085	1,230
Oconomowoc	655	--	655
Waukesha	2,090	--	2,090
<b>Villages</b>			
Big Bend	--	50	50
Butler	--	--	--
Chenequa	--	--	--
Dousman	--	--	--
Eagle	115	--	115
Elm Grove	--	--	--
Hartland	365	--	365
Lac La Belle	--	--	--
Lannon	--	55	55
Menomonee Falls	140	270	410
Merton	95	95	190
Mukwonago	360	--	360
Nashotah	70	30	100
North Prairie	400	--	400
Oconomowoc Lake	--	--	--
Pewaukee	380	--	380
Sussex	270	10	280
Wales	465	120	585
<b>Towns</b>			
Brookfield	--	--	--
Delafield	370	1,080	1,450
Eagle	--	1,125	1,125
Genesee	335	2,460	2,795
Lisbon	55	1,770	1,825
Merton	--	1,385	1,385
Mukwonago	55	2,220	2,275
Oconomowoc	5	670	675
Ottawa	--	825	825
Pewaukee	935	410	1,345
Summit	120	945	1,065
Vernon	--	2,140	2,140
Waukesha	65	1,315	1,380
<b>Total</b>	<b>9,200</b>	<b>18,700</b>	<b>27,900</b>

<sup>a</sup>Based on January 1, 1990, corporate limits.

Source: SEWRPC.

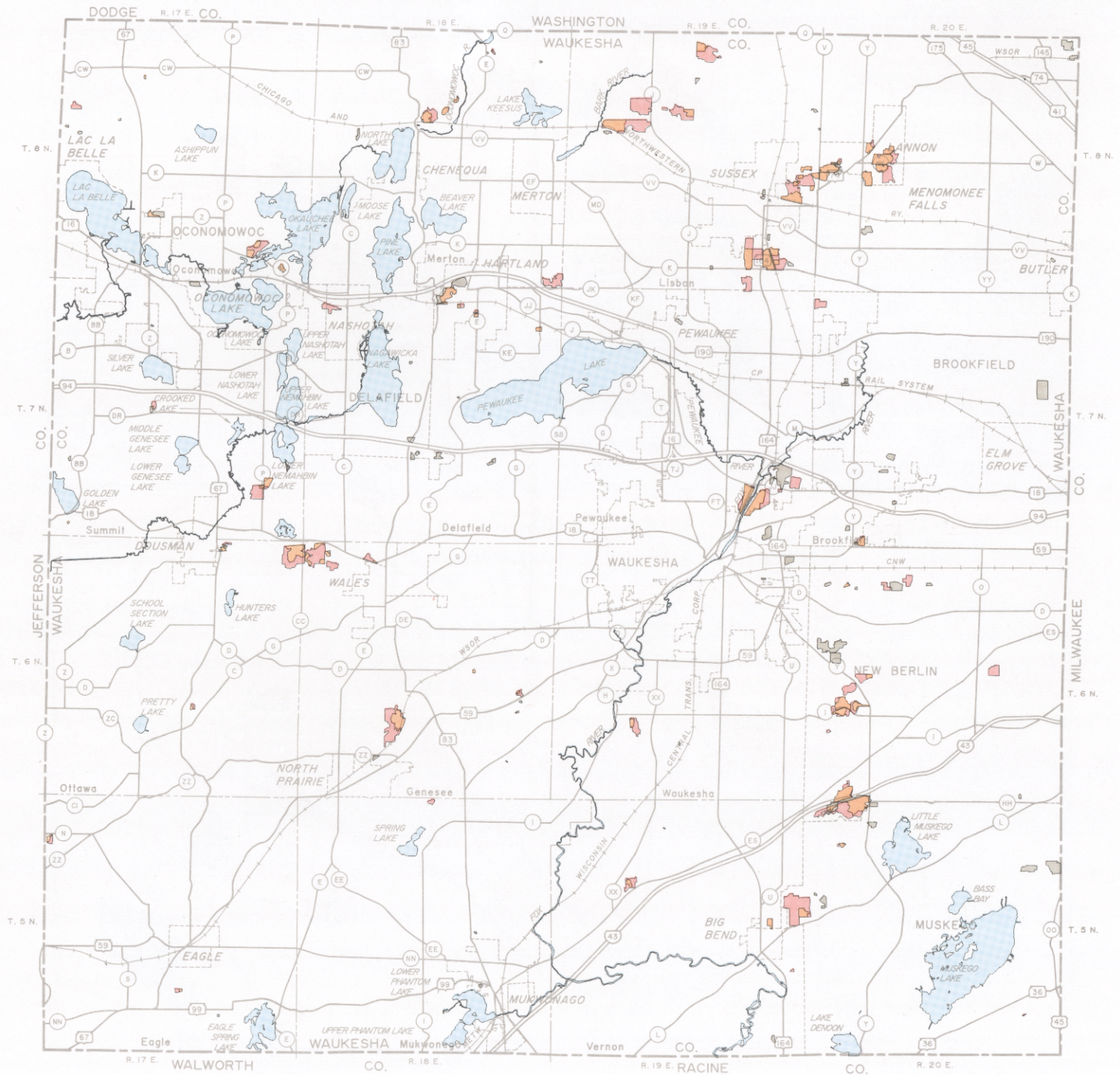
acres, equivalent to about 75 square miles, or by about 87 percent.

- The 1990 land use inventory further indicated that nonurban land uses, consisting of agricultural lands, wetlands, woodlands, surface water, quarries, landfill sites, and other open



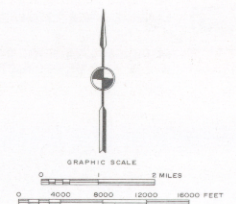
# Map 49

## EXTRACTIVE LAND USE IN WAUKESHA COUNTY: 1963 AND 1990



### LEGEND

- EXTRACTIVE LANDS: 1963 - NOT ACTIVE IN 1990
- EXTRACTIVE LANDS: OPERATIONS ACTIVE 1963 AND 1990
- EXTRACTIVE LANDS: OPERATIONS BEGUN OR EXPANDED SINCE 1963
- SURFACE WATER

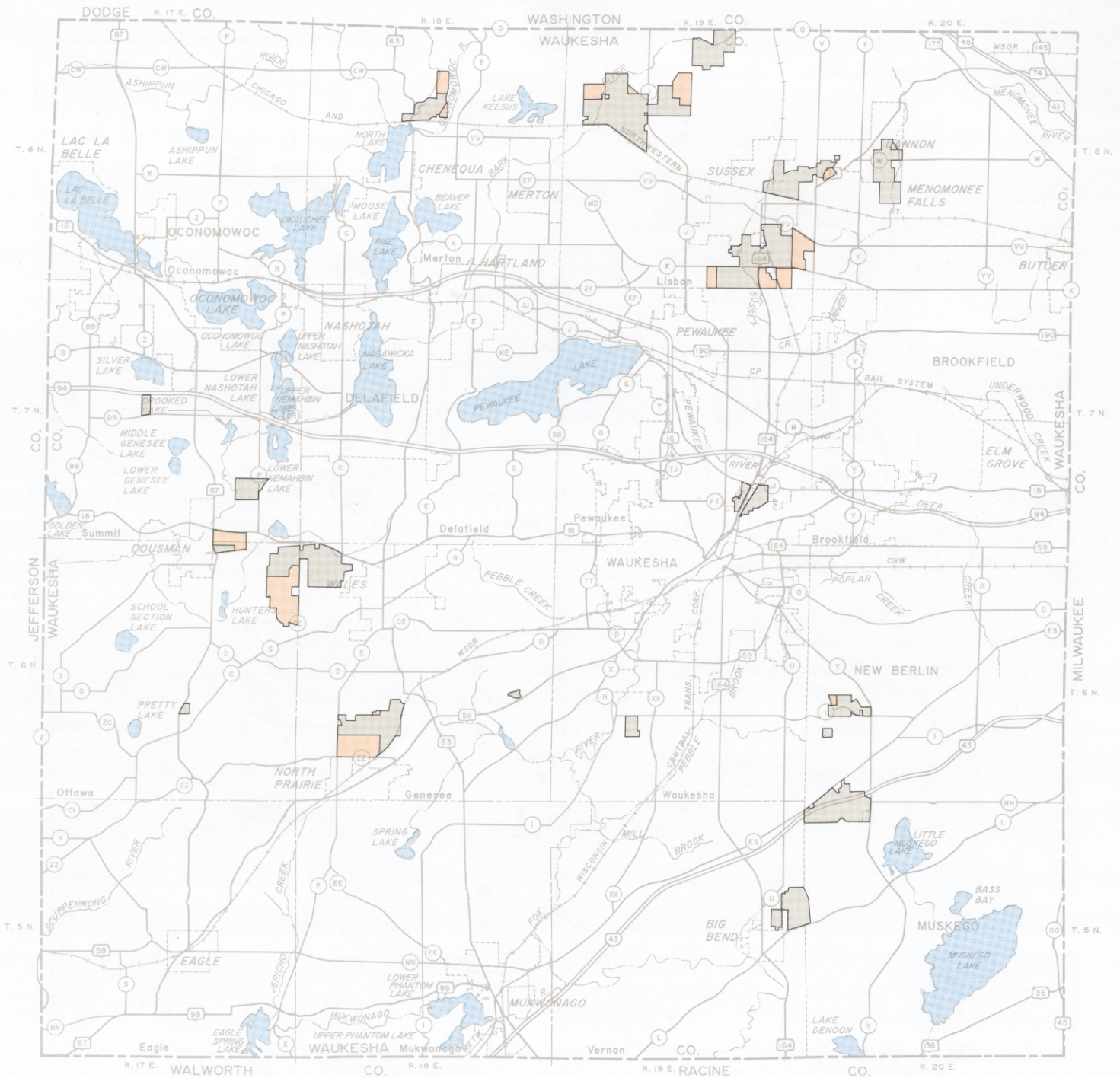


Source: SEWRPC.



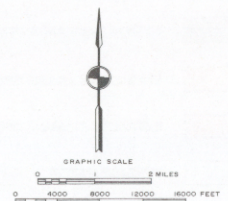
# Map 50

## EXISTING AND POTENTIAL MINING OPERATIONS IN WAUKESHA COUNTY: 1994



### LEGEND

- LANDS CURRENTLY OWNED OR LEASED BY MINING OPERATIONS
- ADJACENT LANDS NOT OWNED OR LEASED, BUT WHERE FUTURE PRODUCTION APPEARS FEASIBLE



Source: Aggregate Producers of Waukesha County and SEWRPC.



lands, comprised about 269,200 acres, equivalent to 421 square miles, or about 72 percent of the total area of the County, in 1990. Lands in agricultural use comprised about 142,400 acres, or 53 percent of all nonurban lands; wetlands, woodlands, and surface water, together comprised 98,400 acres, or 37 percent; and quarries, landfill sites, and other open lands comprised 28,300 acres, or 11 percent. Between 1963 and 1990, nonurban land uses in the County together decreased by about 47,700 acres, or 15 percent.

5. Over the past approximately three decades, the area of residential land the County more than doubled, increasing by about 30,800 acres, from 30,400 acres in 1963 to 61,200 acres in 1990. The residential land base increased by about 7,200 acres, or 24 percent between 1963 and 1970; by about 16,000 acres, or 43 percent, between 1970 and 1980; and by about 7,500 acres, or 14 percent, between 1980 and 1990. Some of the incremental residential development occurred in and around existing urban centers; however, much of the new development occurred as scattered, isolated residential enclaves in rural areas. About 75 percent of the incremental residential land in the County between 1963 and 1990 was in the form of low- or suburban-density development.

6. Over the past approximately three decades, the area devoted to commercial land use more than tripled, increasing by about 2,600 acres, from 1,200 acres in 1963 to 3,800 acres in 1990. Much of the increase in commercial land was concentrated in the Blue Mound Road (USH 18) corridor through the City and Town of Brookfield and the northeast portion of the City of Waukesha. This period also saw an expansion of commercial uses along IH 94, particularly near major highway interchanges, and additional strip commercial development along many arterial streets and highways.

7. The area of the County devoted to industrial land use increased by a factor of over four during the past approximately three decades, increasing from about 900 acres in 1963 to about 3,800 acres in 1990. Industrial growth during this time was concentrated in communities in the eastern portion of the County,

including the Cities of Brookfield, New Berlin and Waukesha, the Villages of Butler, Menomonee Falls, Sussex, and Pewaukee, and the Towns of Brookfield and Pewaukee.

8. Governmental and institutional land, including areas occupied by government buildings and public and private institutional buildings and grounds, encompassed about 4,200 acres, or 4 percent of all urban land in the County and 1 percent of the total area of the County in 1990. Between 1963 and 1990, the area devoted to governmental and institutional uses increased by about 1,700 acres, or about 65 percent. While accounting for a relatively small portion of the total area of the County, governmental and institutional lands are important insofar as they accommodate community facilities which have a direct bearing on the quality of life and on public safety. Community facilities serving the County in 1993 included the municipal halls of each of the 37 cities, villages, and towns in the County; the County courthouse and County office complex; the State office building in the City of Waukesha; sixteen public libraries; four hospitals offering a full range of medical services; three colleges; ninety-nine public schools, including 17 high schools, 13 middle schools, 68 elementary schools, and one specialty school; 58 private schools, including five high schools, one middle school, and 46 elementary schools as well as six combined elementary and high schools; one State/County-operated juvenile detention and treatment center; 47 fire stations; 26 local police headquarters; the County Sheriff's office and six substations; and the State Highway Patrol District 2 office.

9. Land in agricultural use encompassed about 142,400 acres, or about 38 percent of the total area of the County, in 1990. Of this total, about 98,200 acres, or 69 percent, have been identified as prime agricultural land. Over the past approximately three decades, the County's prime agricultural land area decreased by about 41,800 acres, or 30 percent. Of the total prime farmland loss, 27,900 acres, or 67 percent, consisted of lands which were taken out of agricultural production, having been converted to urban development or other use. The balance, 13,900 acres, or 33 percent of the total loss of prime farmland,



consisted of lands which remained in agricultural use but which no longer met the farm unit or farm block size criteria inherent in the definition of prime agricultural land. Of the 27,900 acres of prime farmland which were taken out of agricultural production and converted to urban development or other use between 1963 and 1990, 9,200 acres, or 33 percent, were located within planned urban service areas. The rest, 18,700 acres, or 67 percent, was located outside planned urban service areas. Of that amount, 16,345 acres, or 87 percent, was located in the unincorporated areas of the County and this loss may generally be attributed to urban sprawl.

10. In 1990, extractive land use in the County totaled about 3,400 acres, or about 1 percent of the total area of the County. This area consists primarily of lands devoted to the

extraction of sand, gravel, and stone but also includes lands formerly used for such purposes which lay idle in 1990. Areas devoted to extractive uses are scattered throughout the County, the largest concentration being located in and around the Villages of Lannon and Sussex. Between 1963 and 1990, the area of the County devoted to extractive use increased by about 1,000 acres, or 42 percent. On the basis of information provided to the Commission by the Aggregate Producers of Waukesha County, about 7,220 acres of land, or about 11.3 square miles, comprising about 1.9 percent of the total area of Waukesha County, are currently owned or leased by aggregate producers for mining activities. In addition, about 1,820 acres, or about 2.8 square miles, comprising about 0.5 percent of the total area of the County, were identified by the Aggregate Producers as having potential for future mining activity.